

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE:

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

37-DR-2006
Scottsdale Auto Salon

LOCATION

9393 E. Bell Rd.

REQUEST

Request approval of a site plan, landscape plan and elevations to develop a full service car-wash and gasoline sales facility on a 4-acre vacant triangular parcel located at the Southwest corner of N. 94th St. and E. Bell Road.

OWNER

Bell Business Associates
480-538-8737

ENGINEER

Gilbertson Associates, Inc.
480-607-2244

ARCHITECT/
DESIGNER

Lava Architecture
602-354-8765

APPLICANT/
COORDINATOR

Michael Leary
Michael Leary Ltd.
480-991-1111

BACKGROUND

Zoning.

The zoning for this site is Highway Commercial in the Environmentally Sensitive Lands overlay (C-3 ESL) and C-3. The C-3 district allows a wide range of retail, service, office and related uses. The ESL overlay provides a range of processes and standards that protect the important features and character of the desert setting as well as protecting the public from unique hazards found within the desert environment. The ESL overlay only applies to that portion of the site that is east of the power line corridor.

Context.

The site is located at the southwest corner of the intersection of N. 94th St. and E. Bell Road. This is about $\frac{3}{4}$ of a mile east of the Loop 101 freeway and this portion of N. 94th St. is the north entry to WestWorld.

Adjacent Uses:

- North: Vacant land zoned R1-7 ESL (HD) – Medium density single family neighborhoods with the Hillside District overlay (this site was recently purchased by the City of Scottsdale)
- South: A mini-storage facility zoned C-3 – Highway Commercial
- East: A multi-family residential project zoned R-5 ESL – Multiple family residential neighborhood in the Environmentally Sensitive Lands overlay
- West: Parking area for the Ice Den facility zoned C-3 – Highway Commercial

In general context, this is at the east end of a business and commerce center and is near actively developing areas in the DC Ranch and Windgate Ranch developments to the north and northeast. A major power line corridor is located

along the west wide of the property.

APPLICANT'S
PROPOSAL

Applicant's Request.

The proposal includes a carwash facility as well as a gasoline sales facility on a triangular shaped property. This facility will have two points of access: one off of E. Bell Road at the northwest corner of the site and the second off of N. 94th St. at the southeast corner of the site.

Development Information:

- Existing Use: Vacant land
- Proposed Use: Car wash and gasoline sales
- Parcel Size: 4.1 acres
- Building Size: 22,170 square feet
- Lot Coverage: 19,300 square feet (11%)
- Building Height Allowed: 36 feet
- Building Height Proposed: 34 feet
- Parking Required: 48 spaces
- Parking Provided: 51 spaces
- Open Space Required: 35,950 square feet
- Open Space Provided: 79,200 square feet
- FAR: .12

The car wash portion of the facility includes a canopied vacuum station, an enclosed car wash system, covered hand wash and detailing stations and a canopied finishing area. The gas sales canopy is at the northern end of the site. Both uses are supported by a retail sales area and a management office (on the second floor).

The design of the buildings uses a contemporary Southwest character by incorporating various geometric forms along with metal and concrete masonry materials. Focal points on the building typically use rounded forms and/or partial-arch roof lines. Window areas are restrained and often are protected from sun exposure by the use of shadowing by canopies and recesses or by perforated metal screens.

The building walls are composed of concrete block or EIFS and are painted deep browns (Dunn Edwards-Colorado Trail, Dover Plains, Stockhorse, Cedar Chest and Sandpit). The roof, window mullions, and landscape trellises are made of metal that has a dark brown color (Hopper systems-Mohican Brown). The window glass is tinted bronze.

The design and materials being proposed are consistent with the McDowell Mountain Business Park MEDCP and are compatible with the design and materials for adjacent businesses.

The site plan includes substantial buffering along the street frontages. Along E. Bell Road the site plan provides the buffered set back that is the city's policy for the frontages along E. Bell Road from the Loop 101 east to Thompson Peak Parkway. Along N. 94th St. there is a large open space and landscaped area that

includes a significant wash corridor. The planting materials along the perimeter of the site are native desert specimens. Adjacent to the buildings, desert-like plants that provide additional color are used.

DISCUSSION

The proposed car wash and gasoline sales facility is consistent with the approved zoning and use permits for the site. The design is compatible in character and materials with neighboring developments and is more sophisticated in form and character than many such uses in the community. With the power lines covering a substantial portion of the site and the triangular shape of the site, the proposal is a successful concept for what could be a difficult site to build on.

Public comments and response to this application have generally been positive. The key concerns that have been expressed have been the hours of operation, the access on to N. 94th St. and the orientation of signs. The hours of operation issue would potentially be a zoning issue and is not an appropriate item for discussion as a part of a Development Review case. The access on to N. 94th St. is important to this limited site and exists for an adjacent use. The bulk of the signage will orient to E. Bell Road since that frontage is the one with exposure to area wide traffic. A gasoline pricing sign will be located at the N. 94th St. entrance.

OTHER BOARDS AND COMMISSIONS

25-ZN-1999 and 6-UP-2002.

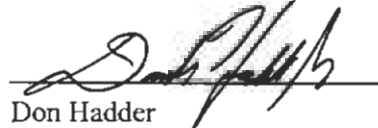
STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Don Hadder
Principal Planner
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E-mail: dhadder@ScottsdaleAZ.gov

APPROVED BY


Don Hadder
Report Author
Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

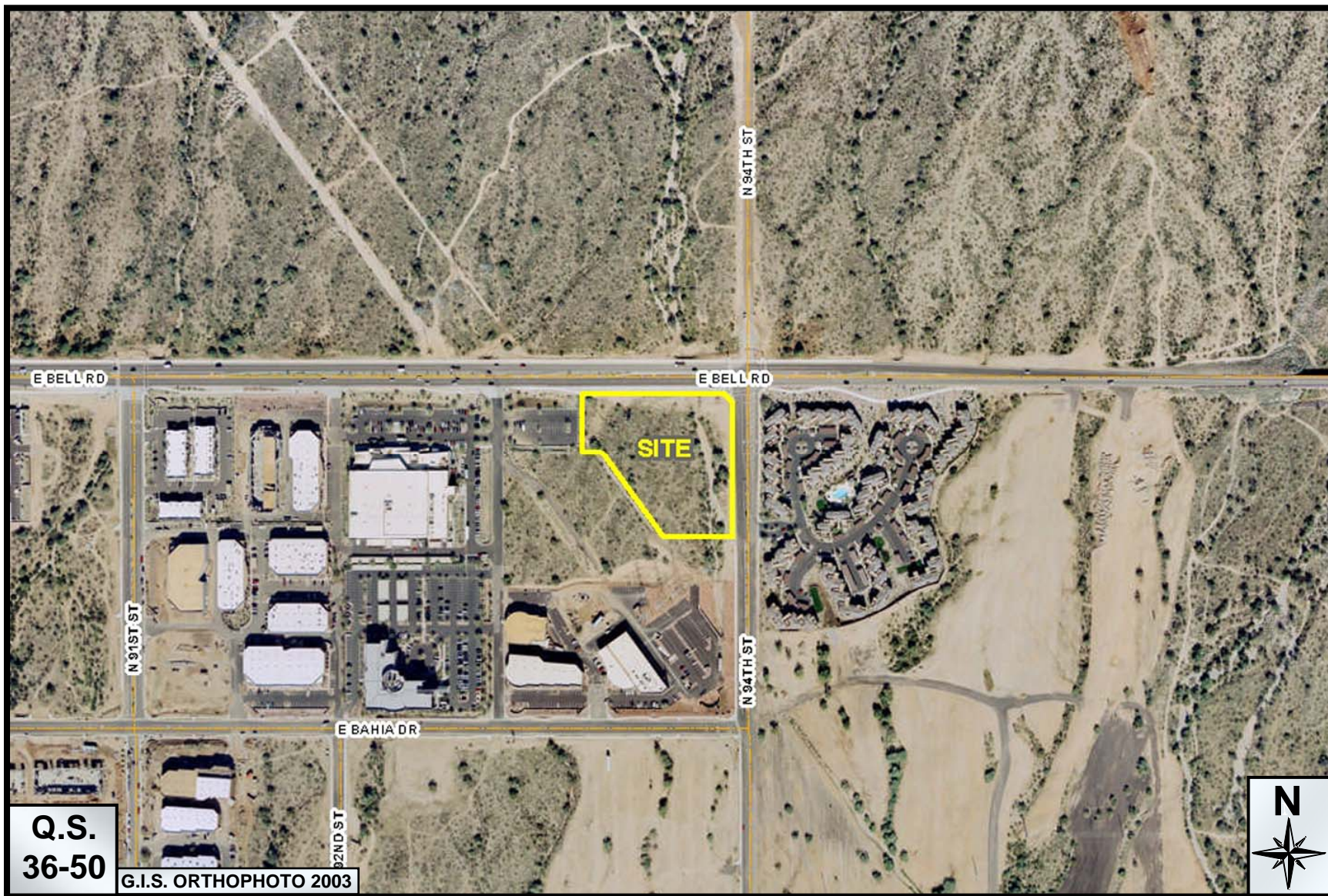
Scottsdale Auto Salon Narrative

May 25, 2005

A Conditional Use Permit (CUP) for a carwash and gasoline sales was approved by the Scottsdale City Council in July 2002 (Case 6-UP-2002 Falcon Ridge Auto Spa). A convenience store supporting the carwash and gasoline sales along with ancillary restaurant and retail space were included as part of the original development proposal. The proposed project is consistent with the development plan approved as part of the CUP but replaces the ancillary retail and restaurant space with corporate office space as the project concentrates on the primary carwash operations. The proposal is also consistent with the approved use permit's location, operation and orientation of buildings, parking, landscaping, and access. On-site drainage is accommodated by retention basins constructed on adjoining properties and a stormwater waiver has been previously approved. The 94th Street wash will be retained in its present condition and a training wall will be constructed along the western bank of the wash for flood control and screening purposes. The carwash facility would be restricted to the portion of the site located west of the wash and access is restricted to the existing single driveways on Bell Road and 94th Street which were constructed as part of the Bell Road 2 Improvement District. Parking is located on the western portion of the property within the transmission line corridor. Furthermore, the proposed development complies with all the Planning/Development, Environmental Design, Circulation, Drainage and Flood Control, and Engineering stipulations of the Use Permit approval. These stipulations included providing building design, height and setback provisions of the Horseman's Park West PCD, screening of the wash tunnel from Bell and 94th Street, lighting limitations, provision of NAOS, and access. Above and beyond those stipulations, the proposed plan enhances the landscaping at the immediate corner of the property and along the 94th street frontage which when combined with the 94th Street NAOS wash provides a substantial physical and visual buffer.

Curvilinear building design forms, a color mix of browns and tans on varied masonry and EFIS finishes, and low reflective bronze tint glass with perforated metal exterior screens are consistent with the McDowell Mountain Business Park Master Environmental Design Concept program which was approved by the Scottsdale Development Review Board in 2001 and has guided the development of existing projects in the area.

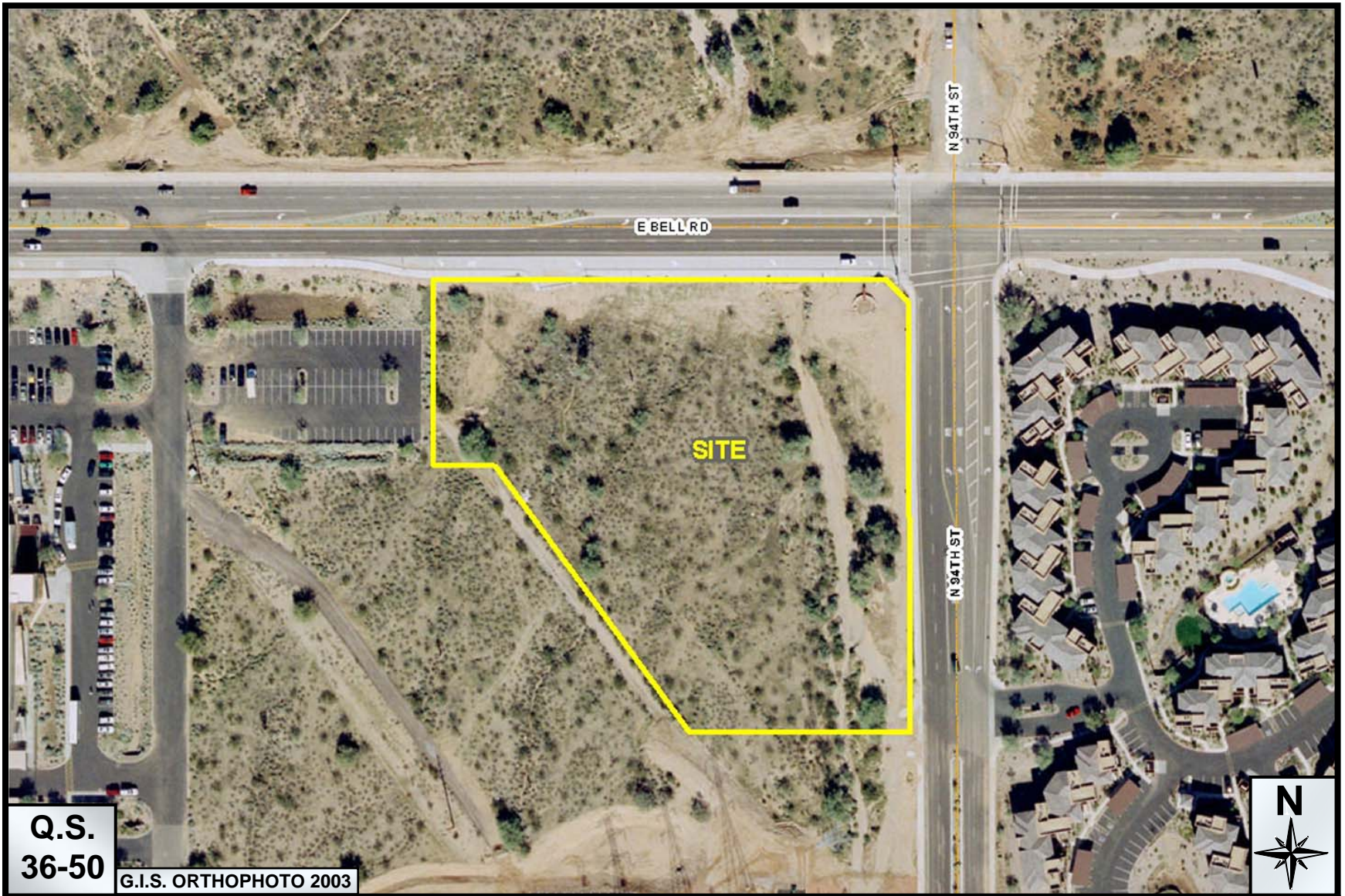
37-DR-2006
REV: 5/26/2006



Scottsdale Auto Salon

37-DR-2006

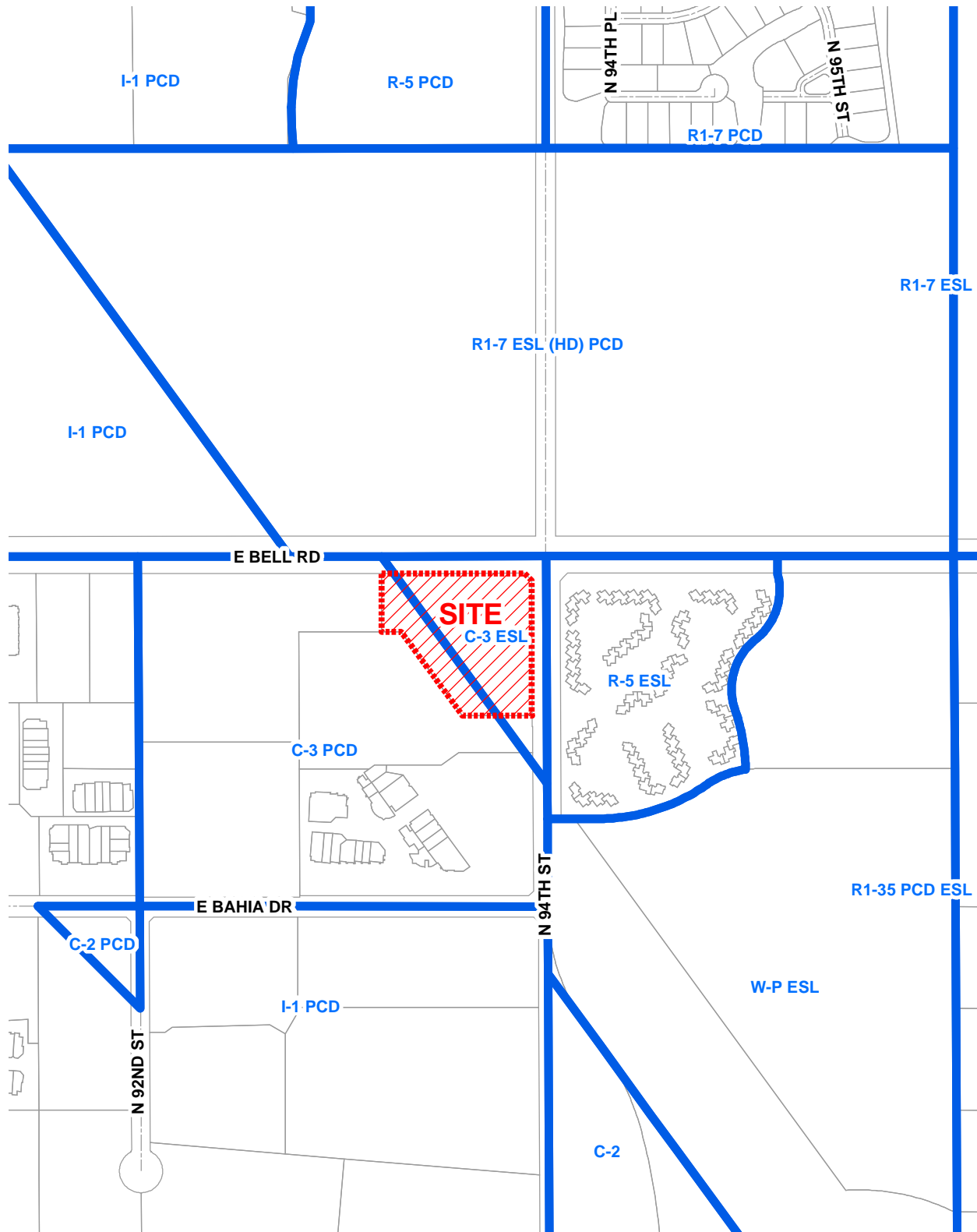
ATTACHMENT #2



Scottsdale Auto Salon

37-DR-2006

ATTACHMENT #2A



37-DR-2006

ATTACHMENT #3

I

Owner:	Leeds & Clark Group
Address:	1000 E. 9th Street
Developer:	Gold Community Association, LLC 10000 N. East Company Drive, #2 Scottsdale, AZ 85258
Design:	John H. Smith & Son, Inc. (architect) HKS, Inc. (interior design)
Value:	\$10,000,000

[illegible]

SIP Agreement (Jan 2010-2011)		1st
Share Price (Jan)		500.000 ± 3.3 (3 Jan 2010)
1st Share Price		10.130 ± 0.1 (3 Jan 2010)
	W/L	10.130 ± 0.1 (3 Jan 2010)
	Net 2010	10.130 ± 0.1 (3 Jan 2010)
Peak Holding Area		8,500 ± 0.1
1st Share Holding Area		8,500 ± 0.1
Company Area		8,500 ± 0.1
Total Company Area		10,130 ± 0.1
Share Price		1,000 ± 0.1
1st Share Price		10,130 ± 0.1
Other (2010) Area		8,500 ± 0.1
Total Shareholding Area		10,130 ± 0.1
Percentage of Company		10.1%
1st Shareholding		10.1%
Building Company		10.1%
Company Area		10.1%

apartment	
affordable house	0.000 ± 0
low increase for apartment on 5 units = 100%	0.000 ± 0
low increase for apartment: affordable house movement = 1	0.000 ± 0
Building height (m) = 10	
Building	City House 10
	PlazaOffice 10
Category	low 10
	2 floors 10
	Plaza 10

Faculty	Support		
	Principal	21 (1 per 200 A.S.)	
	Office	12 (1 per 200 A.S.)	
	Total	46 (approx. required)	
Accessibility			1 (2% total, meeting required)

5. Measure *resistance to change* and *openness to change*.
6. *Resistance*: if possible, ask *how much change support* (e.g., "How much do you support the change?").
7. *Openness*: *openness to change* is a *dispositional* trait that predicts *openness to change* the status quo.
8. *Values* (*public*, *organizational*, *manager* values) can be obtained.
9. *Values* (*personal*, if possible, and if not, *organizational* and *manager* values) can be obtained.
10. **EXERCISE 1: HOW TO MEASURE THE EFFECTS OF CHANGES**
1. *Self-Management* (*SM*) is a *dispositional* trait that predicts *openness to change* the status quo.
2. *Self-Management* (*SM*) is a *dispositional* trait that predicts *openness to change* the status quo.
3. *Self-Management* (*SM*) is a *dispositional* trait that predicts *openness to change* the status quo.
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9. *Self-Management* (*SM*) is a *dispositional* trait that predicts *openness to change* the status quo.
10. *Self-Management* (*SM*) is a *dispositional* trait that predicts *openness to change* the status quo.

Open Space Calculations
Required Open Space:
Maximum Building Height = 26' 0" Proposed (20' allowed)
First 12' of height = 10% = 1.26 a.l.
Next 14' of height = 10% = 1.40 a.l.
Next 14' of height = 22% of 30% = 1.10 a.l. = 172.12 s.f.
Parking Lot Landscaping Required
Parking Lot Area = 91%
17,182 s.f. x .91 = 15,635 s.f.
Parking Lot Landscaping Provided = 8,877 s.f.
Percentage of Landscaping Provided = 56.75%

Open Space Required
= 14,945.5 s.f. = 17,123.7 s.f. = 2,575 s.f. = 57,964.2 s.f.
Total Open Space Provided = 51,671 s.f.

Free Open Space
Required = 25% of Open Space
Required = 37,961 a.l. x .25 = 9,490.25 a.l.
Required = 1,311,906 s.f.

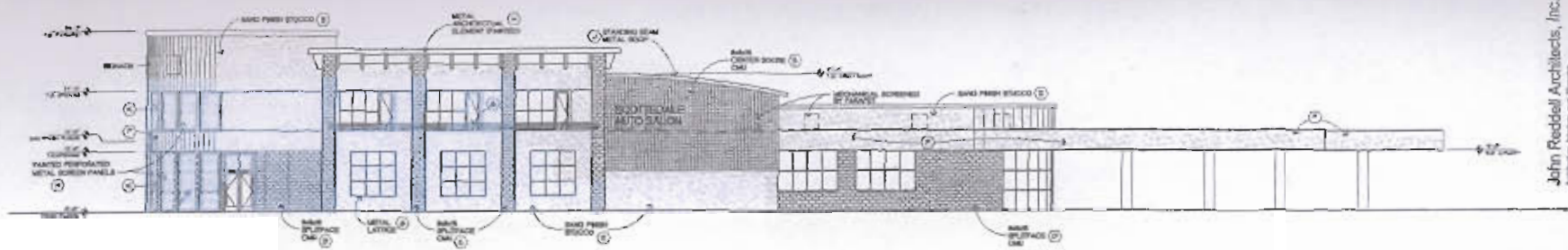
9393 E. Dell Road
Scottsdale, Arizona

Drawn by: _____
 Project No.: _____
 Date: _____
 Drawing Number: **SP.01**

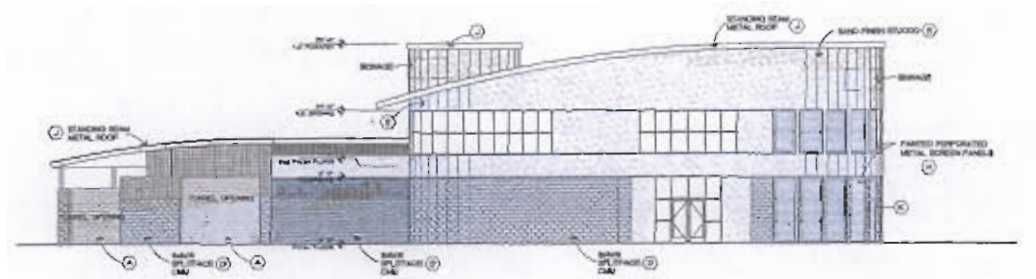
SP.01
Drawing Number

DR Case #
109-PA-2005

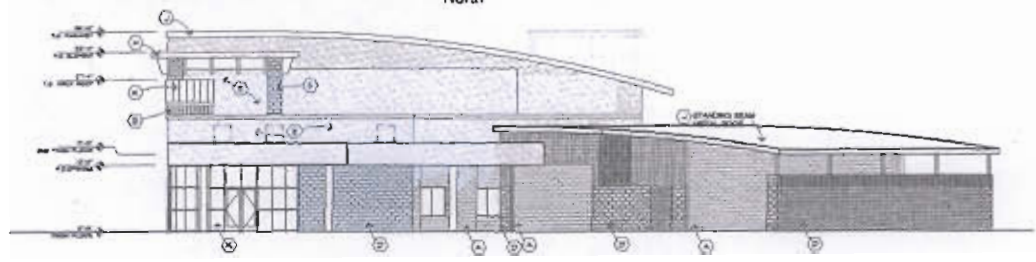
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West



North



South



East

Car Wash / Retail Building Elevations

COLOR SCHEDULE		
BUILDING:		
BRICK STANDARD CMU	PAINTED	1
BRICK CENTER SECTION CMU	PAINTED	2
BRICK SPLATFACE CMU	PAINTED	3
BRICK SPLATFACE CMU	PAINTED	4
BRICK SPLATFACE CMU	PAINTED	5
BRICK SPLATFACE CMU	PAINTED	6
BRICK SPLATFACE CMU	PAINTED	7
BRICK SPLATFACE CMU	PAINTED	8
BRICK SPLATFACE CMU	PAINTED	9
BRICK SPLATFACE CMU	PAINTED	10
TRIM:		
METAL TRIM	PAINTED	11
ARCHITECTURAL ELEMENT	PAINTED	12
ROOF:		
STANDING SEAM METAL ROOF	PAINTED	13
GLAZING & FRAME:		
STOREFRONT SYSTEM (WINDOWS)	PAINTED	14
CAVITIES:		
STUCCO SYSTEM	PAINTED	15



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Designed By:
Scottsdale Auto Salon
Scottsdale, Arizona

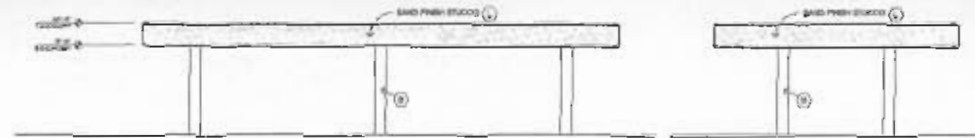
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DR Case #
108-PA-2006

Scottsdale Auto Salon
5000 E. Camelback Road
Scottsdale, Arizona



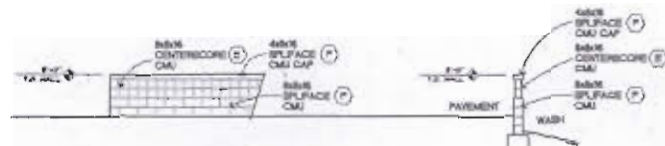
DR Case #
108-PA-2006



FRONT / REAR

RIGHT / LEFT SIDES

Fuel Canopy Elevations



Parking Screen Wall Elevation & Section



LEFT/RIGHT SIDES

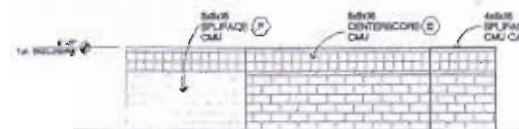
FRONT/REAR

Vacuum Canopy Elevations



FRONT

LEFTSIDE



REAR

RIGHTSIDE

Refuse Enclosure Elevations

COLOR SCHEDULE		
BUILDING:		
ADVIS. STANDARD CMU	PAINTED SUN EXPOSURE JOINTS: PLUMB - DE 8116 - LRV 42	(A)
ADVIS. CENTERCORE CMU	PAINTED SUN EXPOSURE JOINTS: PLUMB - DE 8116 - LRV 42	(B)
ADVIS. SPLURGE CMU	PAINTED SUN EXPOSURE JOINTS: PLUMB - DE 8116 - LRV 42	(C)
ADVIS. SPLURGE CMU	PAINTED SUN EXPOSURE JOINTS: PLUMB - DE 8116 - LRV 42	(D)
ADVIS. STANDARD CMU W/ STUCCO FINISH	PAINTED SUN EXPOSURE JOINTS: PLUMB - DE 8116 - LRV 42	(E)
ADVIS. STANDARD CMU W/ STUCCO FINISH	PAINTED SUN EXPOSURE JOINTS: PLUMB - DE 8116 - LRV 42	(F)
TRIM:		
METAL TRIM	PAINTED TO MATCH SUN EXPOSURE	(G)
HORIZONTAL ELEMENT	PAINTED TO MATCH SUN EXPOSURE	(H)
ROOF:		
STANDARD BEAM/METAL ROOF	PAINTED TO MATCH SUN EXPOSURE	(I)
GLAZING & FRAME:		
GLAZING	PAINTED TO MATCH SUN EXPOSURE	(J)
CANOPY:		
STUCCO FINISH	PAINTED SUN EXPOSURE JOINTS: PLUMB - DE 8116 - LRV 42	(K)

37-DR-2006
REV: 5/26/2006

John Redbell Architects, Inc.

Architectural Services and Planning
1000 North Central Expressway
Suite 1000
Phoenix, AZ 85004

Project No. /
Client /
Drawing Number /

Scottsdale Auto Salon
5353 E. Bell Road
Scottsdale, Arizona

Elv.02

DR Case #
109-PW-2006



DR Case #
109-PW-2006



West Elevation



East Elevation



South Elevation



North Elevation

SCOTTSDALE AUTO SALON

9393 E. BELL ROAD
SCOTTSDALE, ARIZONA

Color Palette



DUNN EDWARDS
DE 6126
STOCKHORSE



DUNN EDWARDS
DE 6117
COLORADO TRAIL



DUNN EDWARDS
DE 6112
CEDAR CHEST



DUNN EDWARDS
DE 6116
DOVER PLAINS



DUNN EDWARDS
DE 6118
SANDPIT

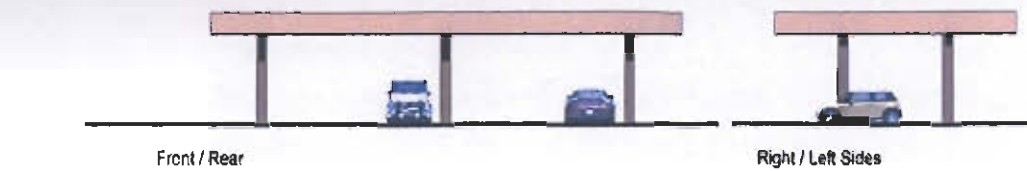


DARK BRONZE

37-DR-2006
REV. 5/26/2006



John Roddell Architects, Inc.
Interiors, Exterior and Planning



Fuel Canopy Elevations



Vacuum Canopy Elevations



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Refuse Enclosure Elevations

SCOTTSDALE AUTO SALON

9393 E. BELL ROAD
SCOTTSDALE, ARIZONA

Color Palette



37-DR-2006
REV. 5/26/2006



ARCHITECTS



West Elevation

Paint (CMU & Stucco)



DUNN EDWARDS
DE 6117
COLORADO TRAIL
LRV 30



DUNN EDWARDS
DE 6126
STOCKHORSE
LRV 14



DUNN EDWARDS
DE 6116
DOVER PLAINS
LRV 43



DUNN EDWARDS
DE 6112
CEDAR CHEST
LRV 15



DUNN EDWARDS
DE 6118
SANDPIT
LRV 21

Glazing & Frame

GLASS
BRONZE TINT



ANODIZED
DARK BRONZE

Roof



HOPPER SYSTEMS
"MOHICAN BROWN"

SCOTTSDALE AUTO SALON

9393 E. BELL ROAD
SCOTTSDALE, ARIZONA

37-DR-2006
REV. 5/26/2006



John Raddell Architects, Inc.
ARCHITECTS INTERIORS AND PLANNING



94th Street Streetscape View

SCOTTSDALE AUTO SALON
 9393 E. BELL ROAD
 SCOTTSDALE, ARIZONA



37-DR-2006
 REV: 5/26/2006



SCOTTSDALE AUTO SALON

9393 E. BELL ROAD
SCOTTSDALE, ARIZONA

37-DR-2006
REV: 5/28/2006



John Reddell Architects, Inc.
Architects, Planners and Interiors

Scottsdale Auto Salon
9393 E. Bell Road
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt & ord Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Scottsdale Auto Salon 37-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by LAVA Architects, Inc. with a submittal date of May 26, 2006.

The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by LAVA Architects, Inc. with a submittal date of March 30, 2006.

Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by LAVA Architects, Inc. with a submittal date of May 26, 2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building.

SITE DESIGN:

DRB Stipulations

10. The existing pedestrian walk on the adjacent property to the west shall be extended onto this property as shown on the plans submitted on May 26, 2006.

ATTACHMENT B

11. The 50 feet wide landscape buffer along Bell Road shall have a Landscape Easement placed upon it.

N.A.O.S.:

Ordinance

- A. The easement area for the development sign at the corner of the property shall not be included in the NAOS easement area.

LANDSCAPE DESIGN:

DRB Stipulations

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
15. The individual luminaire lamp shall not exceed 250 watts, except under the canopies.
16. The maximum height from finished graded to the bottom of the any exterior luminaire except those under the canopies shall not exceed 16 feet.
17. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
18. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements
19. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

The maintained average horizontal illuminance level, at grade on the site, not including the canopy areas, shall not exceed 1.0 foot-candles.

The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.

Service Station Canopy Lighting:

The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed twenty (20) foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifty (50) foot-candles.

Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.

Lights shall not be mounted on the top or sides of the canopy.

The sides or fascias of the canopy shall not be illuminated.

Building Mounted Lighting:

All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- i. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.

Landscape lighting shall only be utilized to accent plant material.

All landscape lighting directed upward, shall be aimed away from property line.

The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

21. No exterior vending or display shall be allowed.
22. Flagpoles, if provided, shall be one piece, conical, and tapered.
23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- B. At the time of review, the applicable zoning and Use Permit cases for the subject site were: 25-ZN-1999 and 6-UP-2002.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- C. On February 13, 2002, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
 - (1) Per the final drainage report for McDowell Mountain Storage, prepared by Hunter Engineering on May 20, 2004, COS Plan Check No. 2937-03-2, stormwater runoff from the Scottsdale Auto Spa site flows into stormwater storage basins on the McDowell Mountain Storage, DRB NO. 96-DR-2003.
- D. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

E. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

F. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:****DRB Stipulations**

25. No right of way dedication is required for Bell Road or 94th Street. No public street improvements are required for Bell Road.
26. Modification to median on 94th St. is required. Pull back existing median nose on 94th Street to allow northbound left turns into site.

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

27. The developer shall provide a minimum parking-aisle width of 24 feet.
28. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
29. Provide a paved vehicular cross access from this site to the Ice Den parking lot, adjacent to the west property line.
30. Provide pedestrian connections to adjacent land uses. Sidewalk width shall be 6 feet, not 5 feet as shown.
31. Provide bike parking.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

32. Sight distance easements shall be dedicated over sight distance triangles.

Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

Provide sight distance easements at all driveway locations.

33. Indemnity Agreements:

When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to

access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

I. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

J. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

34. This site is constructing two refuse enclosures.

35. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

36. Enclosures must:

Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.

Be positioned to facilitate collection without "backtracking."

Be easily accessible by a simple route.

Not require backing more than 35 feet.

Not be located on dead-end parking aisles.

Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

K. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

L. Underground vault-type containers are not allowed.

M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

37. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
38. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

39. On-site sanitary sewer shall be privately owned and maintained.
40. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- P. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- Q. The developer shall construct a monitoring manhole for this site. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- R. The developer shall install oil and grease interceptors for this site. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**Ordinance**

- S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]